

Specific Plan 2009SP-021-004

The Ruby SP (Amendment) District Standards

Current RM40 and event hall uses

RM40 zoning allows up to 8 residential units on the 0.2 acre property. Current accepted uses: Single-family, Two-family, Multi-family residential, Monastery or Convent, Orphanage, Assisted-care living, Hospice, Nursing home, Residence for handicapped, Greenway, Park.

Expand current uses

Office - Low intensity office with small employee and visitor requirements.

Current dimensional and site limitations

All uses are subject to the following limitations.

- Maintain dimensional limitations of current zoning
 - A. FAR, Max - None
 - B. ISR - 0.75
 - C. Height - 65' (*vs. about 30 ft. at apex today*)
 - D. Slope of Height Control Plane - 2:1
 - E. Max. Stories - 3 (*1 today, yielding 15,681 sf vs about 2,700 sf today*)
 - F. Maximum Lot Coverage - 60% (*5,227 sf vs. about 2,700 sf today*)
 - G. Setback, front - 40' (*currently 60'*)
 - H. Setback, rear - 20'
 - I. Setback, side - 0'
- Sound amplification not permitted in the back of the building facing the playground.
- No direct lighting into park, though down lighting of driveway allowed.
- Hours of Operations (other than residential use): 6 am - 1 am
- Parking. Needs must be met onsite, at neighboring school's with use permits, in on street parking, or in privately contracted lots.